

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
245		HIGHLAND AVE, ARLINGTON

## OWNERSHIP

Owner 1:	GAGNON DAVID JOSEPH ETAL/ TRUS			
Owner 2:	DAVID JOSEPH REVOCABLE TRUST			
Owner 3:	MARY P O'LOUGHLIN REVOCABLE TR			
Street 1:	245 HIGHLAND AVE			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02476		Type:	

## PREVIOUS OWNER

Owner 1:	GAGNON DAVID J -		
Owner 2:	O LOUGHIN MARY P -		
Street 1:	245 HIGHLAND AVE		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

## NARRATIVE DESCRIPTION

This parcel contains .096 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1925, having primarily Wood Shingle Exterior and 1747 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.09617	Total SF/SM:	4189	Parcel LUC:	101	One Family	Prime NB Desc Brackett		Total:	436,537	Spl Credit		Total:	436,500
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4189.000	214,700	3,700	436,500	654,900
Total Card	0.096	214,700	3,700	436,500	654,900
Total Parcel	0.096	214,700	3,700	436,500	654,900
Source: Market Adj Cost		Total Value per SQ unit /Card:		374.83	/Parcel: 374.83

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	214,700	3700	4,189.	436,500	654,900		Year end	12/23/2021
2021	101	FV	199,500	3700	4,189.	436,500	639,700		Year End Roll	12/10/2020
2020	101	FV	199,400	3700	4,189.	436,500	639,600	639,600	Year End Roll	12/18/2019
2019	101	FV	194,800	3700	4,189.	409,300	607,800	607,800	Year End Roll	1/3/2019
2018	101	FV	194,800	3700	4,189.	338,300	536,800	536,800	Year End Roll	12/20/2017
2017	101	FV	194,800	3700	4,189.	311,000	509,500	509,500	Year End Roll	1/3/2017
2016	101	FV	194,800	3700	4,189.	283,700	482,200	482,200	Year End	1/4/2016
2015	101	FV	171,500	3700	4,189.	278,300	453,500	453,500	Year End Roll	12/11/2014

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2017	TTL REFUSAL	HS	Hanne S
5/23/2013	Info Fm Prmt	EMK	Ellen K
12/4/2008	Meas/Inspect	336	PATRIOT
1/10/2006	OWNR INFO	BR	B Rossignol
1/26/2000	Inspected	264	PATRIOT
1/15/2000	Missed Appt.	264	PATRIOT
12/1/1999	Mailer Sent		
11/15/1999	Measured	263	PATRIOT
12/1/1981		CM	

**Sign:** \_\_\_\_\_ VERIFICATION OF VISIT NOT DATA      \_\_\_\_/\_\_\_\_/\_\_\_\_

[illegible]

436,537	Spl Credit	Total:	436,500
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2023

